

CHICAGO PLAN COMMISSION

121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall
Chicago, Illinois 60602
December 20, 2018
MINUTES

PRESENT

Raul Garza*
Fran Grossman*
Sarah Lyons*
David Reifman*
Rebekah Scheinfeld
Patrick Muprhey*
Linda Searl
Smita Shah
Alderman Tom Tunney*
Alderman Proco Joe Moreno
Terry Peterson*
Martin Cabrera*
Gary Gardner*
Alderman Walter Burnett

ABSENT

Les Bond, Jr.
Alderman Edward Burke
Reverend Albert Tyson
Alderman Daniel Solis
Mayor Rahm Emanuel
Laura Flores
Alderman Joseph Moore
Mike Kelly

- A. The Chairman called the December 20, 2018, Regular Hearing of the Chicago Plan Commission, to order at 10:11 AM and then undertook a roll call to establish the presence of a quorum; the hearing commenced with nine members present(*). A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Terry Peterson, seconded by Raul Garza, to approve the Minutes of the November 15, 2018, Regular Hearing of the Chicago Plan Commission, was approved by an 9-0 vote.
- C. A motion by Sarah Lyons, seconded by Terry Peterson, to approve the following matters, pursuant to the Inter-Agency Planning Referral Act, was approved by a 9-0 vote.

Adjacent Neighbors

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 953 North Drake Street to Dennis Bonilla (18-075-21; 27th Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 2715 East 75th Place to Dimas Hinojosa (18-075-21; 7th Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 4156 South Wentworth Avenue to Tanya Sweeney (18-075-21; 3rd Ward).

A resolution recommending a proposed Adjacent Neighbors Land Acquisition Program of city-owned land, generally located at 5009 South Wabash Avenue to Shelton Edwards (18-075-21; 3rd Ward).

Negotiated Sale

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 211 South Bell Avenue to Maurice Barnes (18-076-21; 27th Ward).

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 4848-52 West Lake Street to Numair Rashid All Around Real Estate, Inc. (18-077-21; 28th Ward).

A resolution recommending a proposed ordinance authorizing a negotiated sale of city-owned land, generally located at 2341-43 West Adams Street to Mr. Melvin Bailey and Mr. Mike Joudeh MKB Business Strategies/Joudeh Investments, LLC Joint Venture (18-079-21; 27th Ward).

Disposition

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located at 1130 West Lawrence Avenue to Farpoint Acquisitions, LLC and Uptown HM Investments, LLC (and/or affiliate entities) (18-078-21; 46th Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located 335-347 East Garfield Boulevard to Lake Park Associates, Inc (18-080-21; 3rd Ward).

A resolution recommending a proposed ordinance authorizing a disposition of city owned land, generally located 6941 South Stony Island Avenue to Diamond Real Estate Management, LLC. (18-081-21; 5th Ward).

- D. EQUITABLE PARTICIPATION EXECUTIVE ORDER UPDATE Presented by Patrick Murphey.
- E. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
 - 1. A motion by Smita Shah, seconded by Raul Garza, to approve a proposed planned development, submitted by, Farpoint Acquisitions LLC, for the property generally located at 4812 North Broadway. The site is currently zoned B3-3 (Community Shopping District) and B3-5 (Community Shopping District). The applicant is proposing to rezone

the site to a unified B3-5 (Community Shopping District) prior to establishing an Entertainment Planned Development. The applicant requests this rezoning to rehabilitate and reoccupy the Chicago Landmark Uptown Theatre. The proposal would increase the capacity of the theatre to approximately 5,800 people, was approved by a 12-0 vote. (19868; 46th Ward)

2. A motion by Smitah Shah, and seconded by Linda Searl, to approve a proposed planned development, submitted by New Congress LLC, for the property generally located at 2117-2163 North Milwaukee Avenue. Alderman Moreno recused himself from this vote. The site is currently zoned B3-1 (Community Shopping) and C1-1 (Neighborhood Commercial). The applicant is proposing to rezone the site to B3-3 (Community Shopping) prior to establishing a Residential Business Planned Development. The proposed development will be comprised of two sub-areas. Sub-Area A is the site of the Chicago Landmark Congress Theatre which will be renovated and is to contain retail uses, theatre use, 14 dwelling units and 50 hotel keys. Sub-Area B will be the site of a proposed seven-story, mixed-use building with retail uses on the ground floor and 72 Dwelling units on the floors above, was approved by a 11-0 vote. (18896; 1st Ward)
3. A motion by Gary Gardner, seconded by Rail Garza, to approve a proposed map amendment in the Northwest Highway Industrial Corridor, submitted by Matthew Heitz for the property generally located at 5600 North Northwest Highway, was approved by a 13-0 vote. The Applicant proposes to rezone the property from M1-1 (Limited Manufacturing/Business Park District) to C3-1 (Commercial, Manufacturing, and Employment District), in order to allow for the retail sales of firewood at the subject site was approved by a 13-0 vote. (19761-T1; 45th Ward)
4. A motion by Fran Grossman, seconded by Tom Tunney, to approve a proposed plan for the Jefferson Park Station Area Master Plan, submitted by DPD. The Plan identifies goals and implementation strategies for improvements around the Jefferson Park Transit Center, covering an area generally bounded by Bryn Mawr Avenue to the north, Montrose Avenue to the south, Austin Boulevard to the west, and Cicero Avenue to the east, was approved by a vote of 11-0 (45th Ward)
5. A motion by Terry Petterson, seconded by Smita Shah, to approve a proposed amendment to Planned Development No. 1303, submitted by 808 North Wells Street Devco, LLC, for the property generally located at 200-08 W. Chicago Ave., 800-20 N. Wells St., 201-09 W. Institute Place, was approved by a 12-0 vote. Alderman Burnett recused himself from this vote. The applicant is seeking to rezone the site to a DX-7 (Downtown Mixed Use) and then re-establish planned development No. 1303, as amended. The Applicant proposes to construct a seventeen-story, mixed-use building with approximately 6,300 square feet of ground floor commercial space, 318 dwelling units, 16 accessory vehicular parking spaces, 318 bicycle parking spaces, and two loading berths. The proposed height of the building is 225 feet. The applicant may seek 4.25 in bonus FAR (Floor Area Ratio) per the Neighborhood Opportunity Bonus Program, bringing the total FAR of the project to 11.25, was approved by a vote of 11-0. (19820:27th Ward)

6. A motion by David Reifman, seconded by Terry Petterson, to approve a proposed amendment to Residential Planned Development 136, submitted by Onni Atrium Apartments Limited Partnership, for the property generally located at 1140 N. Wells, 303 W. Division, and 202 W. Hill Streets. Alderman Burnett recused himself from this vote. The applicant is proposing to rezone Sub-Area A of Planned Development 136 to DX-5 (Downtown-Mixed Use), expand the permitted uses to include office uses and sub-divide Sub-Area A into 5 phases, with a vote that resulted in 6 ya votes and 6 nay votes. (19816; 27th Ward)
7. A motion by Fran Grossman, seconded by Tom Tunney, to approve a proposed planned development, submitted by Chicago Tabernacle of the Assemblies of God, for the property generally located at 3201-3233 North Cicero Avenue. The site is currently zoned B3-1 (Community Shopping District) and C2-1 (Motor Vehicle-Related Commercial District). The applicant proposes to rezone the site to C1-5 (Neighborhood Commercial District) before establishing a Planned Development. The proposal permits the construction of a 5-story (100'-5") building addition to expand an existing sanctuary, establish a community center, commercial ground floor space, add medical service use and 115 accessory parking spaces, was approved by a vote of 11-0. (19139; 30th Ward)
8. A motion by Sarah Lyons, seconded by Linda Searl, to approve a proposed 2019 Amendment to Planned Development No. 70, As Amended, submitted by 601 W. Companies, LLC., for property generally located in an area bounded by North Michigan Avenue, East Wacker Drive, North Lake Shore Drive and East Randolph Street, was approved by a 9-0 vote.

A motion by Patrick Muprhey, and seconded by Raul Garza, on a proposed Lake Michigan and Chicago **Lakefront Protection Application No. 731** submitted by 601 W. Companies, LLC, for property located at 200 E. Randolph. The Applicant proposes to amend PD 70 to allow for the purchase of approximately 96,000 square feet of additional floor area via the Floor Area Bonus Section of the Chicago Zoning Ordinance. The project consists of a ground floor addition, the reconfiguration of interior spaces at the uppermost levels and the construction of an exterior elevator, approximately 1185' in height, to be located on the northwest corner of the existing building, located in Subarea B of PD 70 at 200 East Randolph Street, to accommodate new entertainment and public observatory uses, was approved by a vote of 6-0. (19869; 42nd Ward)

Adjournment

The December 20, 2018, Regular Hearing of the Chicago Plan Commission adjourned at 3:15 PM.